

MANHATTAN CD 12

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Community Planning Fellowship
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C8 Districts Proposed Rezonings



What is C8 Zoning?

□ C8 Zoning Primary Characteristics:

- Promote intensive commercial uses, primarily auto-related
- Prohibit residential uses
- Usually mapped along major traffic arteries



Why Rezone?

- Found land uses in some CD12 C8 districts do not reflect uses intended by the designation
- Rezoning can facilitate the allowance of residential uses to absorb development pressures



Existing C8 Districts

- Four of six C8 districts in the Community District are candidates for rezoning.
 - **District 1 (158th Street and Riverside Drive West)**
 - District 2
 - District 3
 - District 4
 - District 5
 - District 6



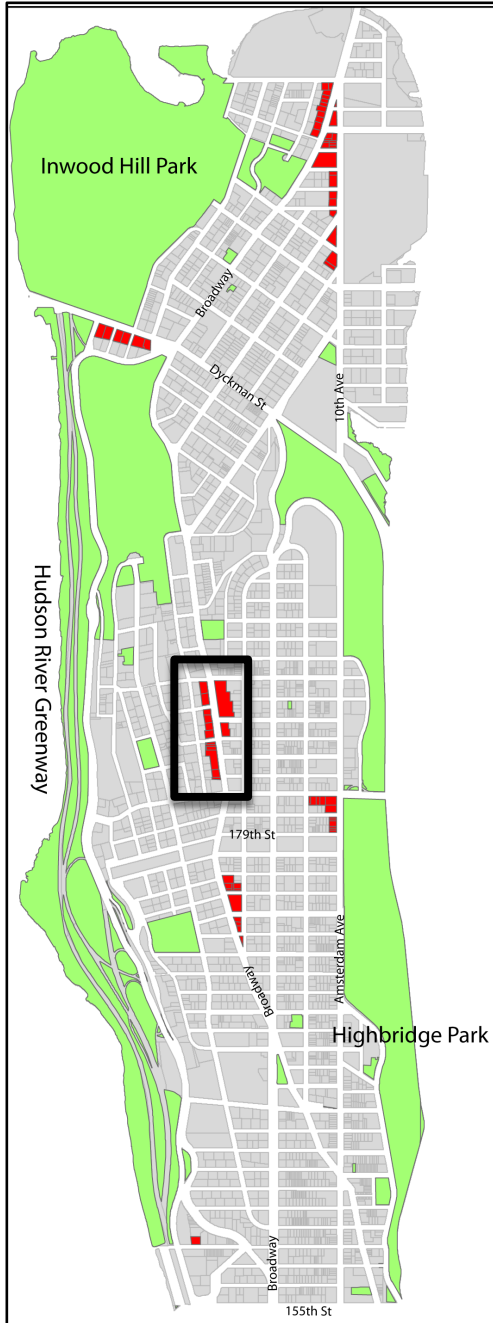
Existing C8 Districts

- Four of six C8 districts in the Community District are candidates for rezoning.
- District 1
- **District 2 (Broadway b/w 173rd and 177th)**
- District 3
- District 4
- District 5
- District 6



Existing C8 Districts

- Four of six C8 districts in the Community District are candidates for rezoning.
- District 1
- District 2
- **District 3 (Amsterdam b/w 179th and 181st)**
- District 4
- District 5
- District 6



Existing C8 Districts

- Four of six C8 districts in the Community District are candidates for rezoning.
- District 1
- District 2
- District 3
- **District 4 (Broadway b/w 181st and 187th Street)**
- District 5
- District 6



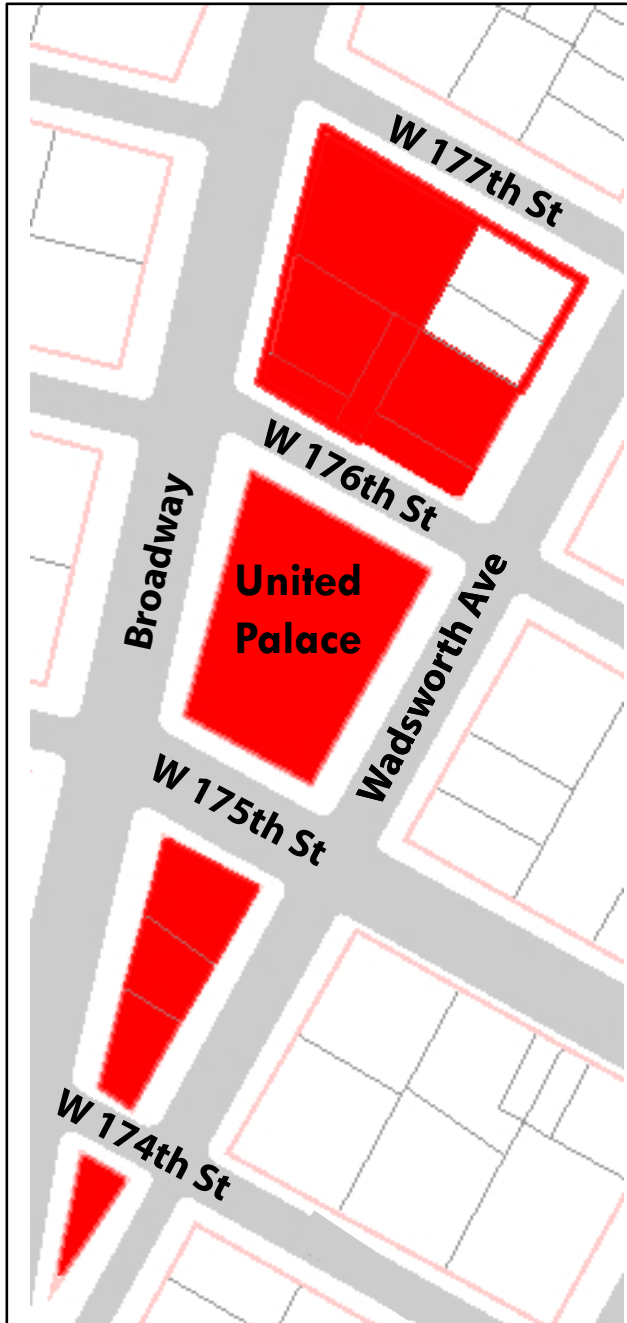
Existing C8 Districts

- Four of six C8 districts in the Community District are candidates for rezoning.
- District 1
- District 2
- District 3
- District 4
- **District 5 (Dyckman Street b/w Staff Street and Broadway)**
- District 6



Existing C8 Districts

- Four of six C8 districts in the Community District are candidates for rezoning.
- District 1
- District 2
- District 3
- District 4
- District 5
- **District 6 (10th Avenue b/w Post Avenue and 218th Street)**

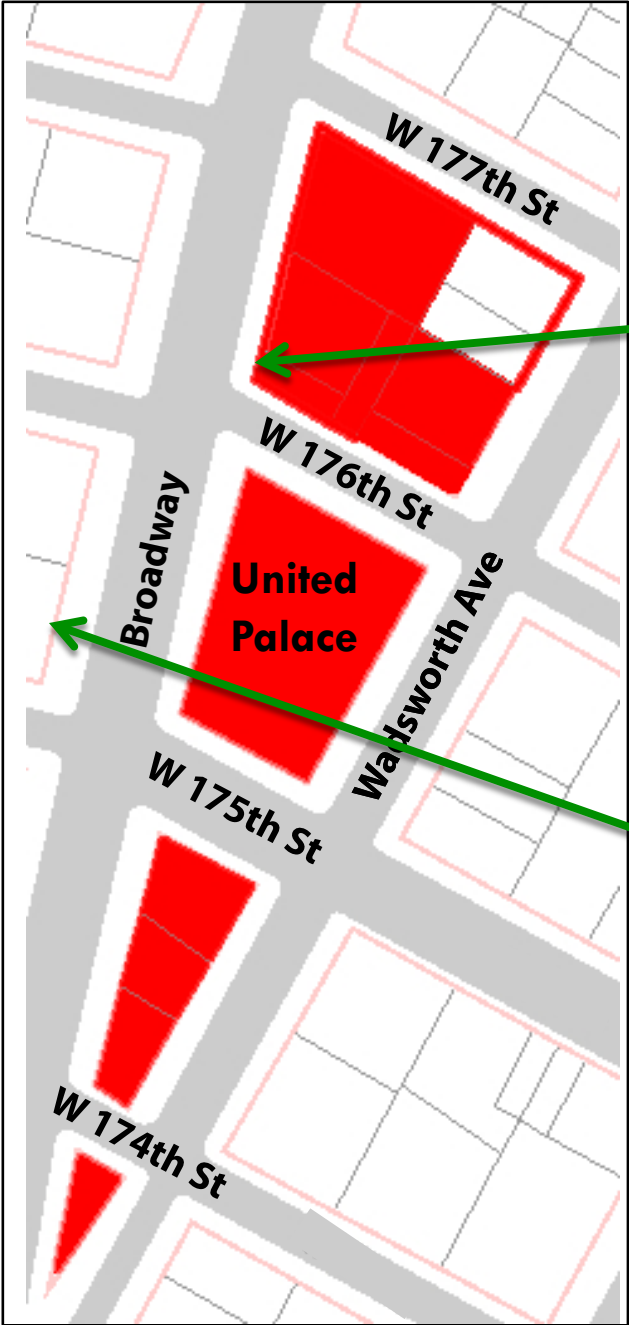


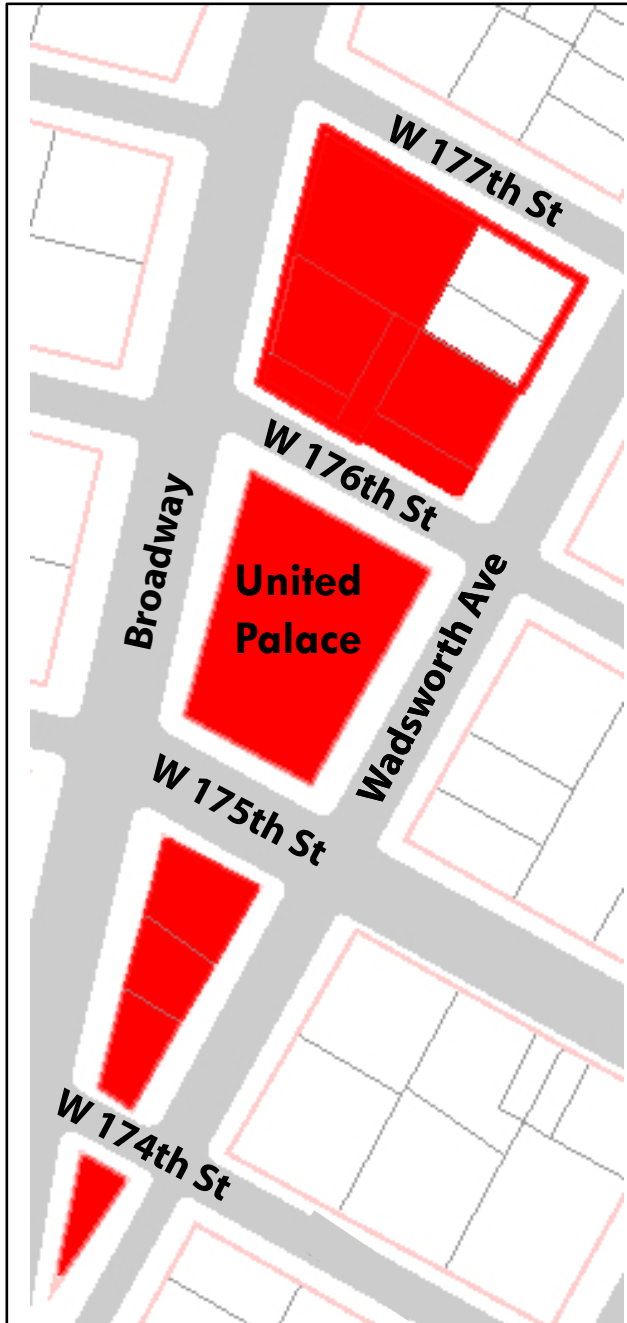
District 2

Overview:

- Bounded to the west by Broadway, the east by Wadsworth Avenue, the south by 173rd Street and the north by 177th Street
- Features some auto-related businesses, but a majority are general retail and convenience
- Proximity to multiple subway and transit lines make district prime candidate for up-zoning
- Surrounded by moderately dense residential uses and general retail / commercial uses

District 2



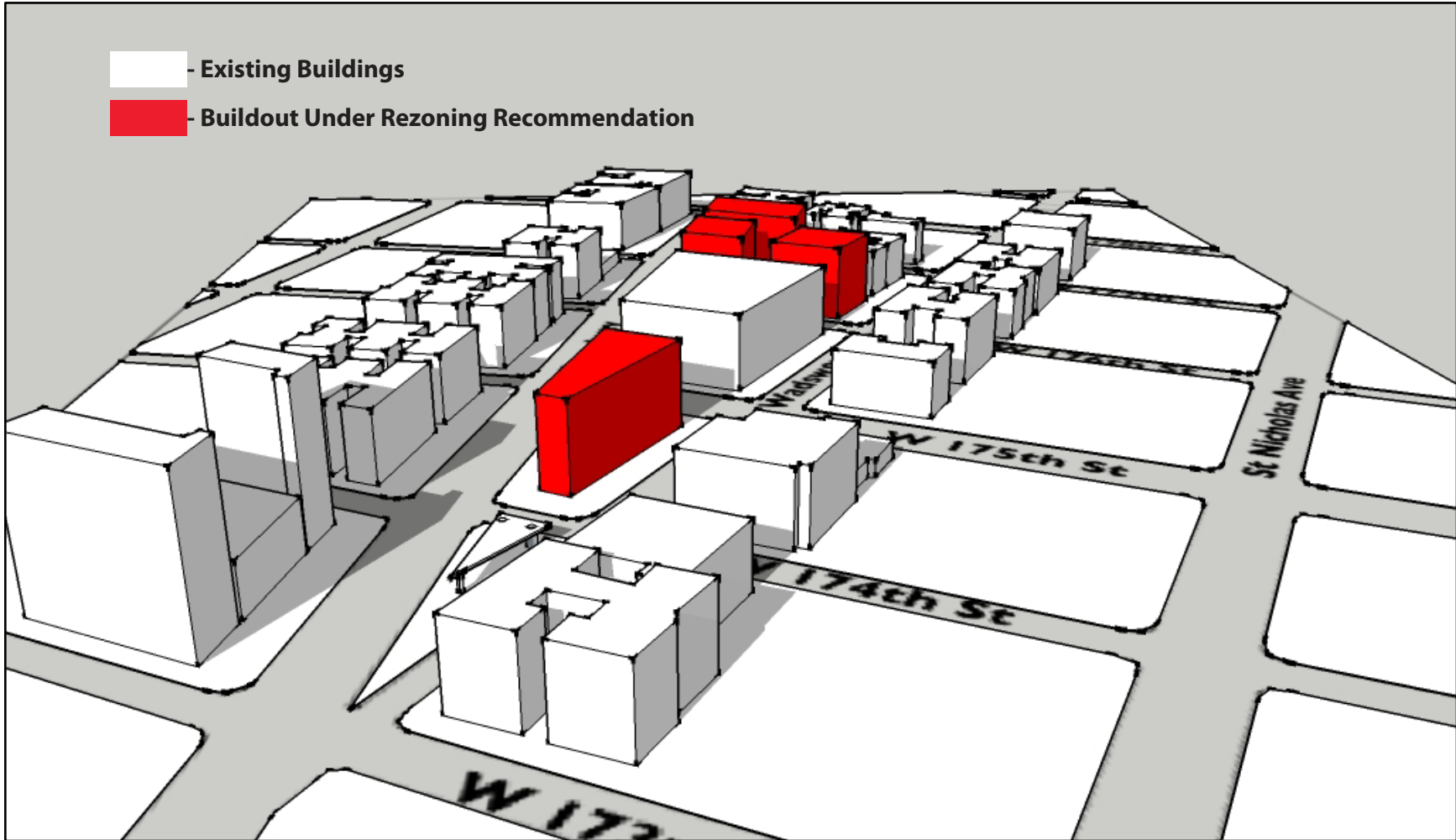


District 2

Rezoning Recommendation:

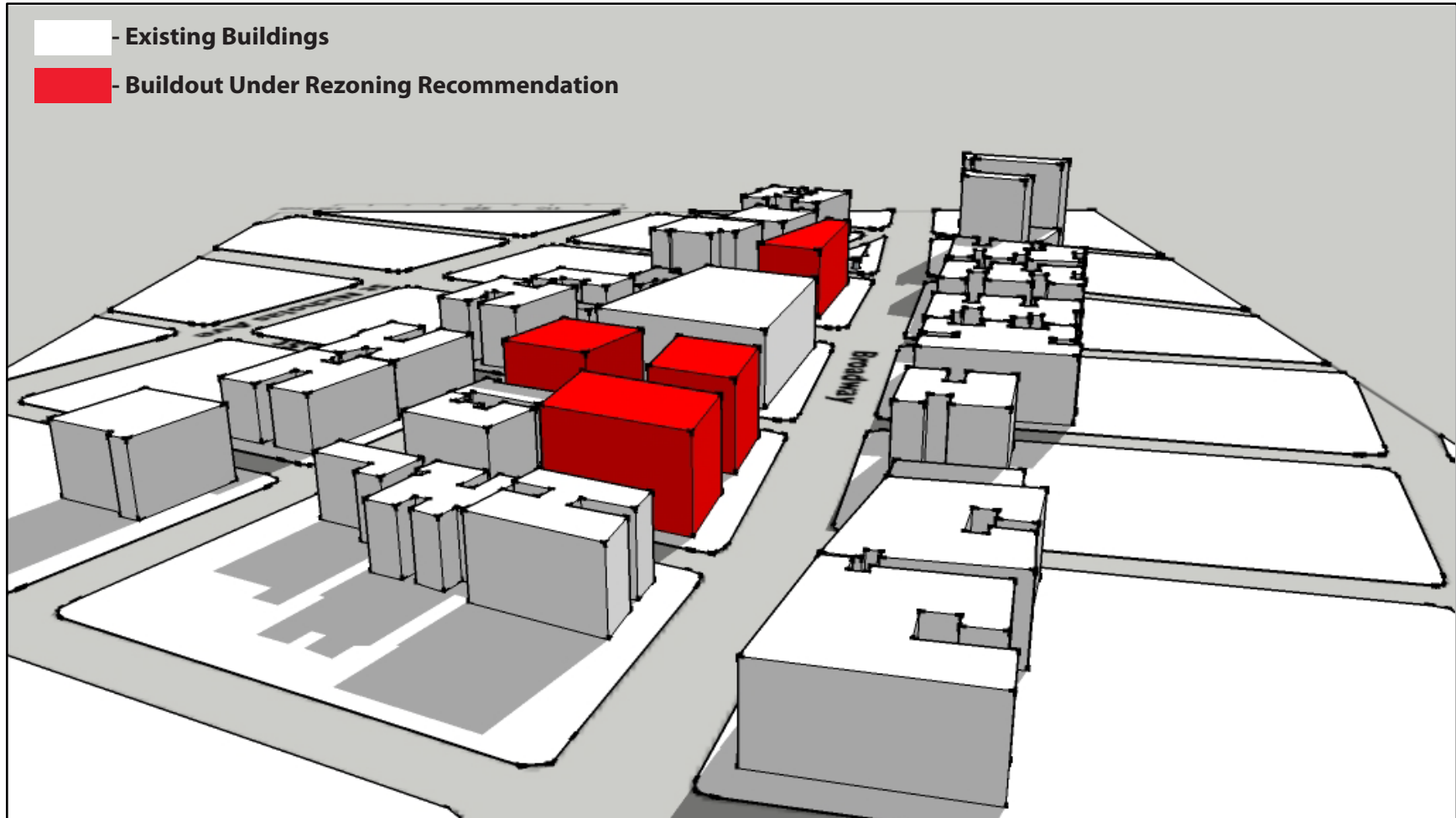
- R9A – Contextual, slightly more intense residential zoning designation than surrounding zoning designations. Contextual designation will respecting existing built character and scale of surrounding R7-2 and R8 zoning districts
- Potential for C2 Commercial Overlay – Accommodates existing retail and commercial uses already found in the district
- Up-zoning will help absorb residential development pressures and complement surrounding land uses / zoning

District 2 Massing Looking Northwest

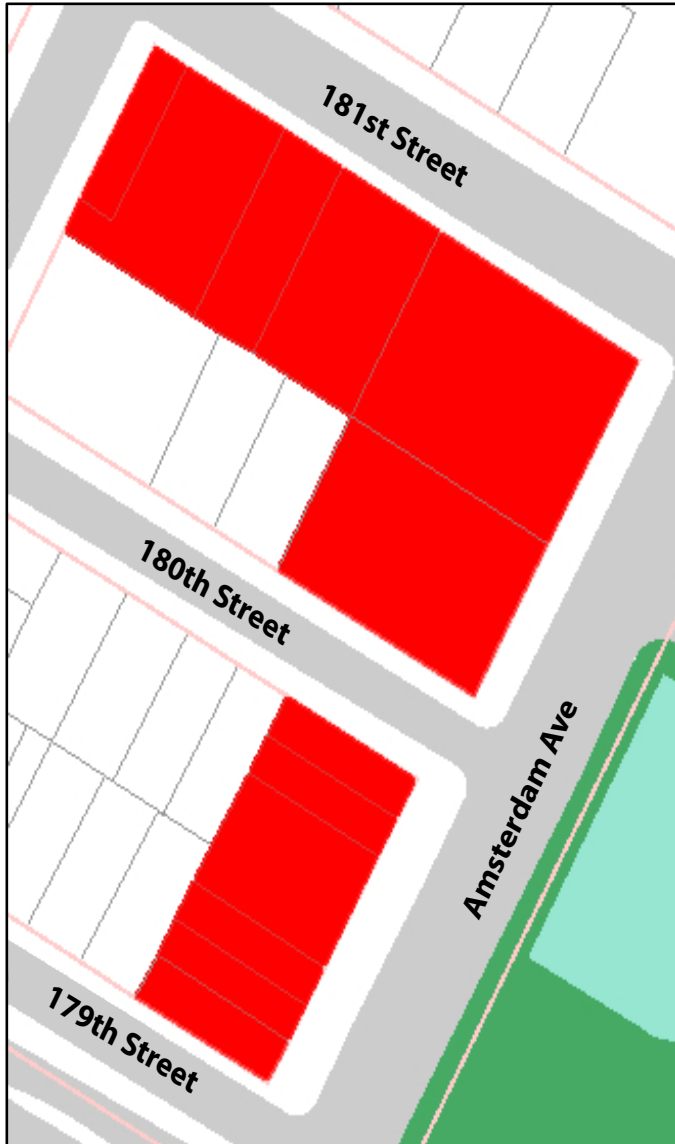


Sources: NYCDP 2009 Pluto Data, NYCDP Building Footprint Data

District 2 Massing Looking Southeast



Sources: NYCDP 2009 Pluto Data, NYCDP Building Footprint Data

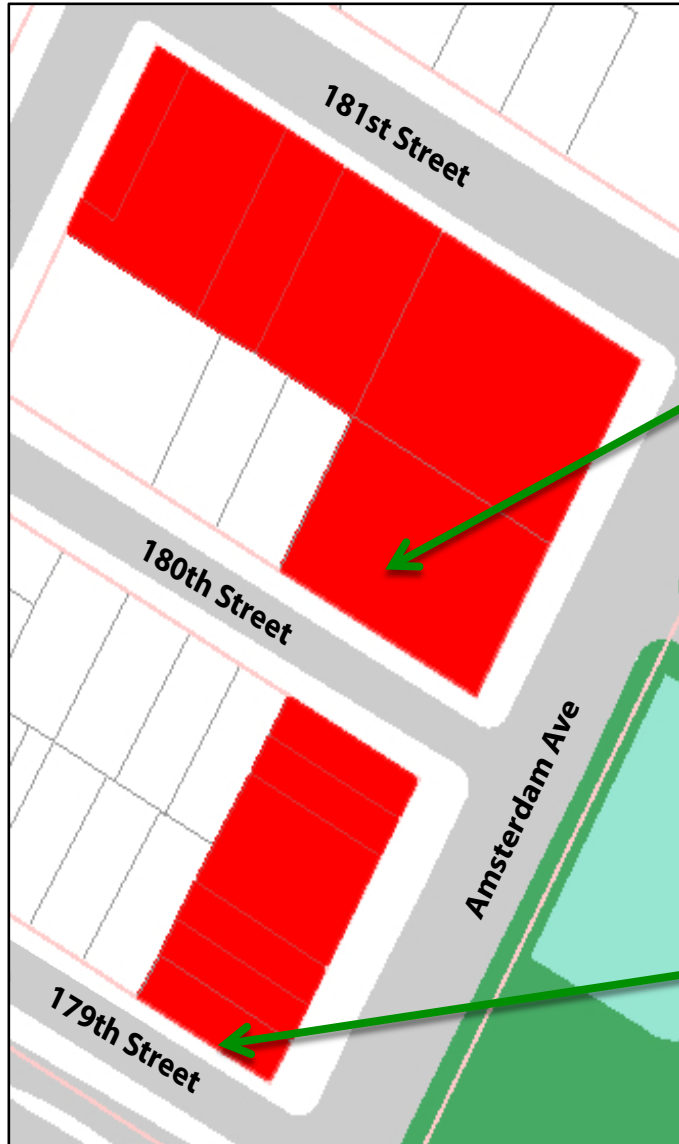


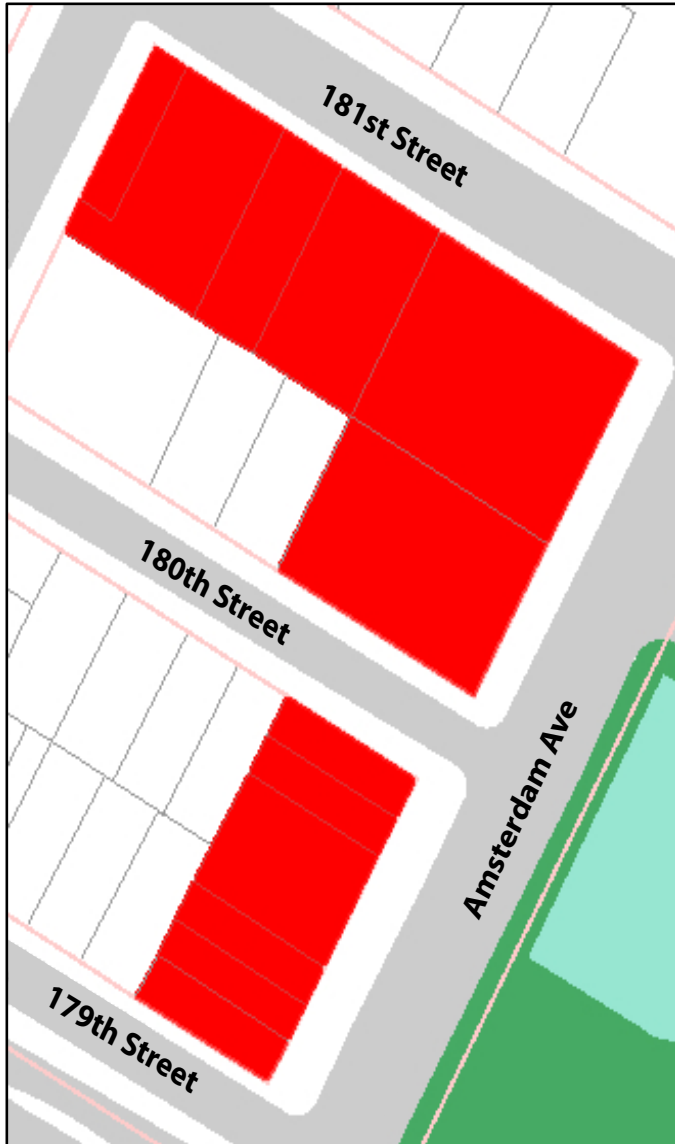
District 3

Overview:

- Bounded to the west by Audubon Avenue, the east by Amsterdam Avenue, the south by 179th Street and the north by 181st Street
- Limited auto-related businesses
- Large vacant lot formerly occupied by a gas station
- Residential uses found in the district
- Surrounded by moderately dense residential uses and general commercial / retail uses

District 3



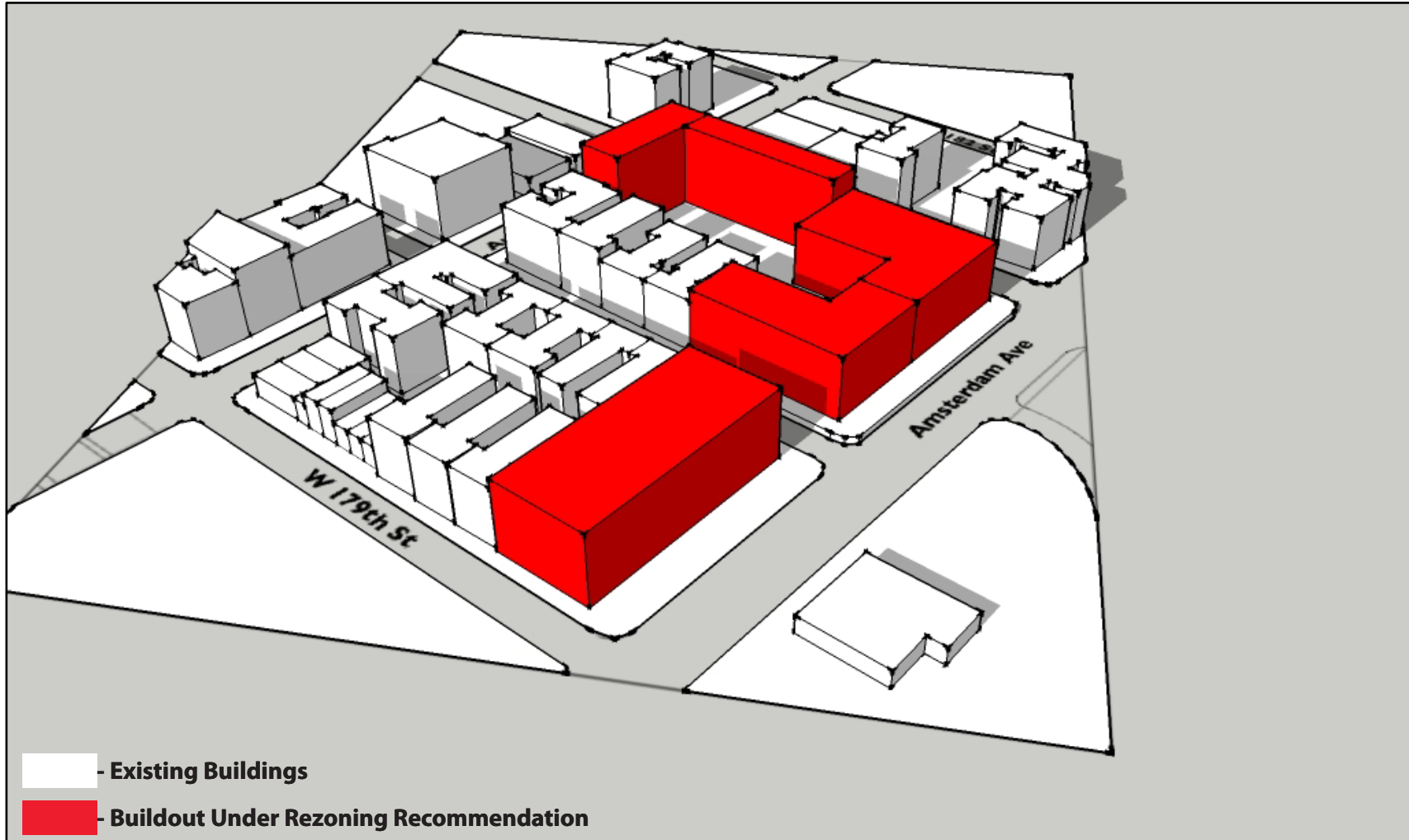


District 3

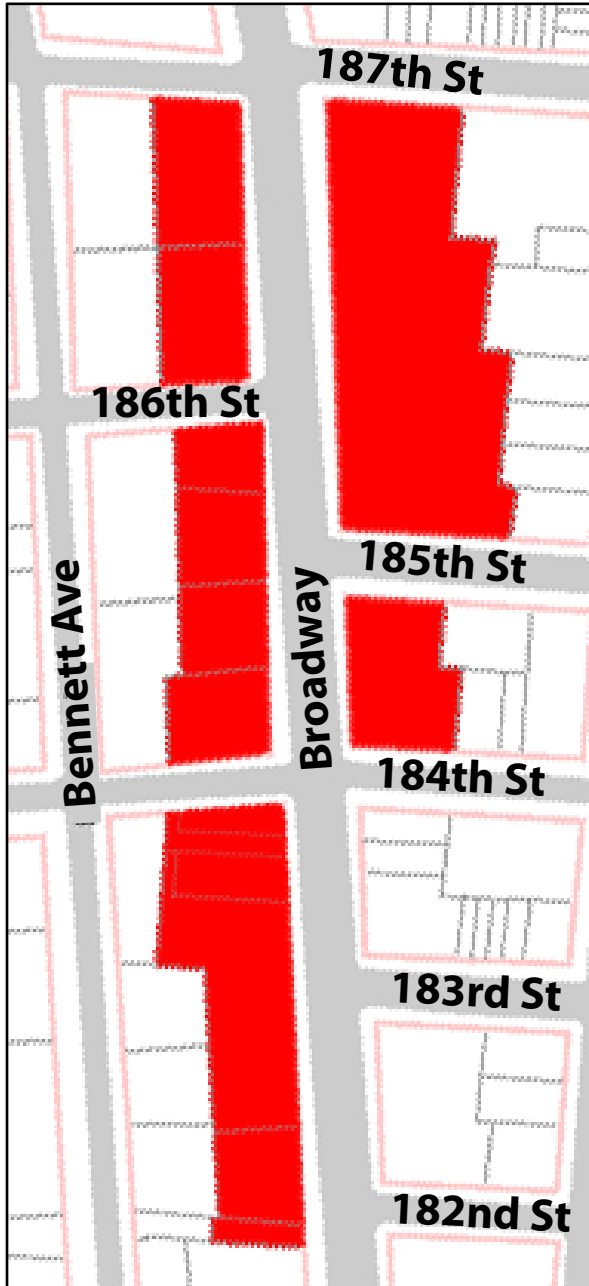
Rezoning Recommendation:

- C4 – 4 designation allows for residential uses and a variety of commercial uses
- Designation requires a continuous street wall
- Promotes regionally oriented commercial uses, which is ideal considering location near major thoroughfares.

District 3 Massing Looking Northwest



Sources: NYCDP 2009 Pluto Data, NYCDP Building Footprint Data

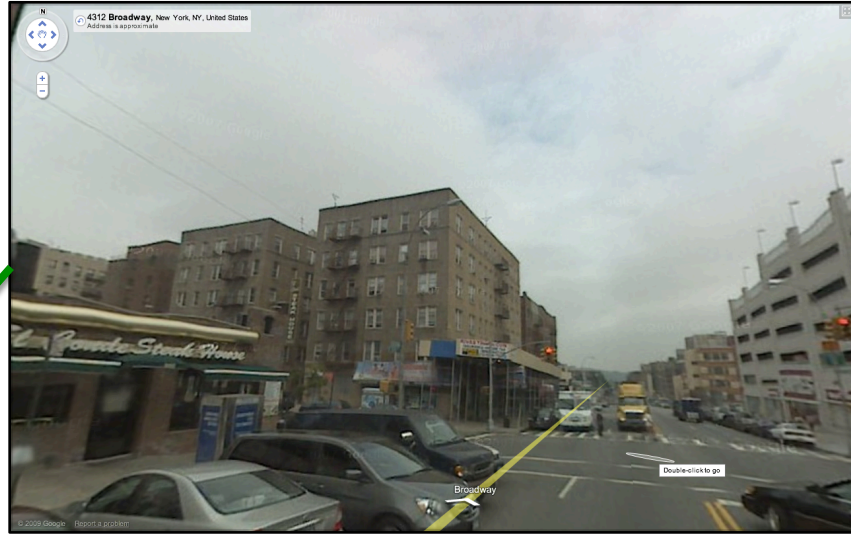
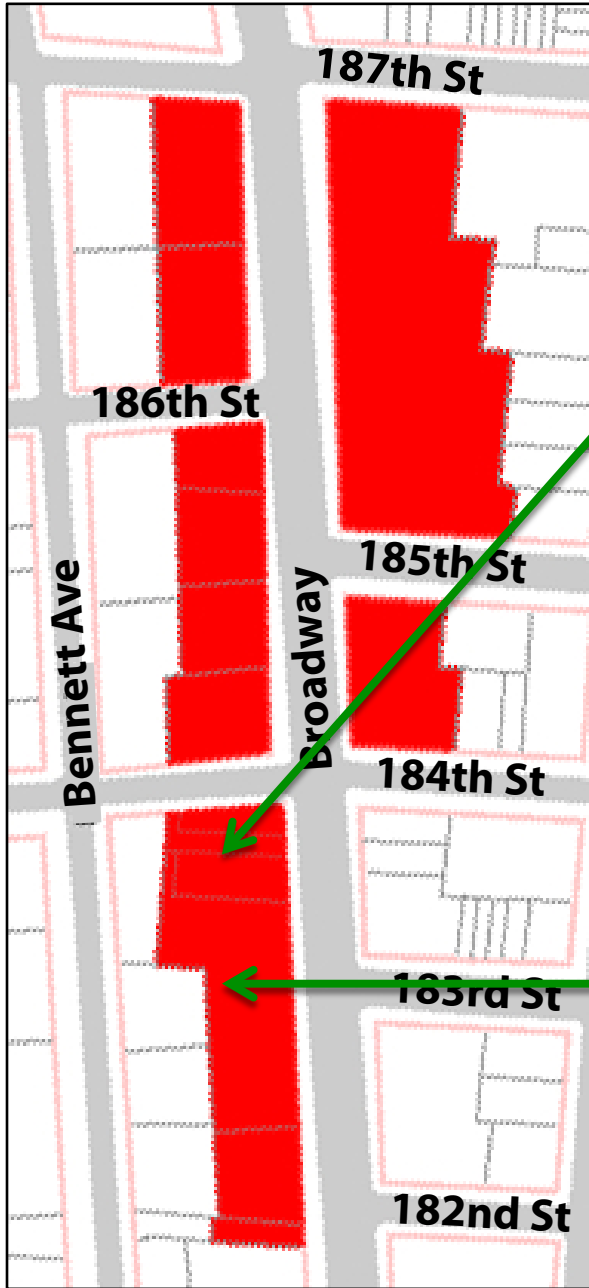


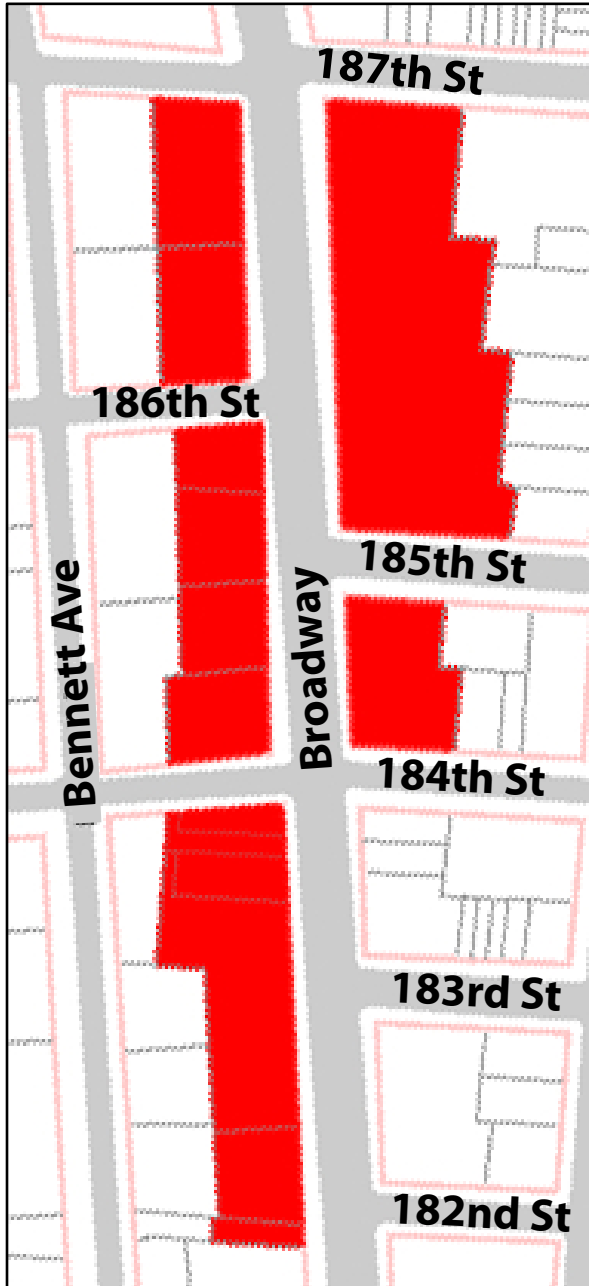
District 4

Overview:

- Bounded to the west by Bennett Avenue, the east by Wadsworth Avenue, the south by 181st Street and the north by 187th Street
- Some auto-related businesses present, but there are a variety of uses
- Residential uses present in the southwestern portion of the district
- Many public facilities, such as a school, police precinct and medical offices, found in the district
- Proximity to multiple transit options, including subway and bus options

District 4



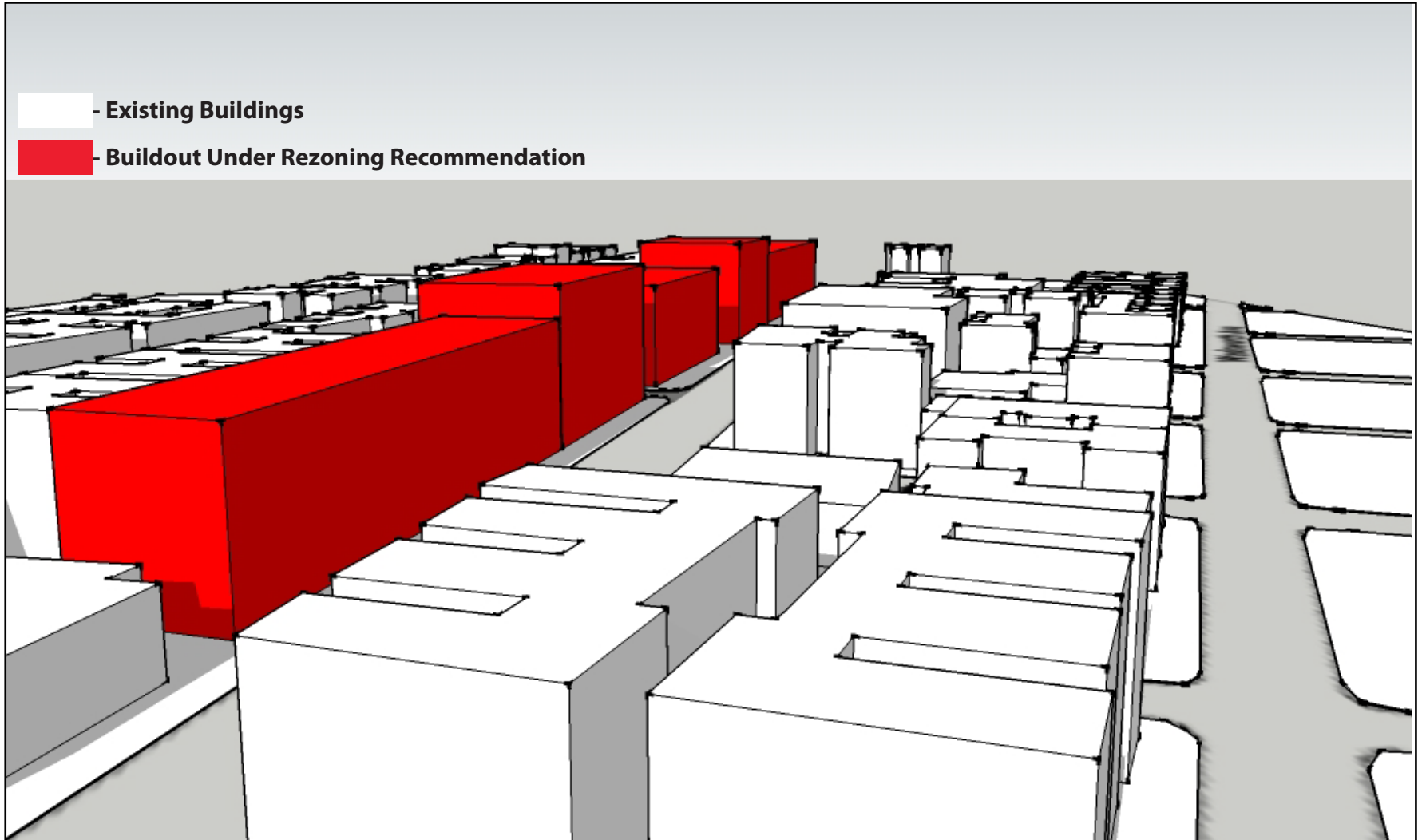


District 4

Rezoning Recommendation:

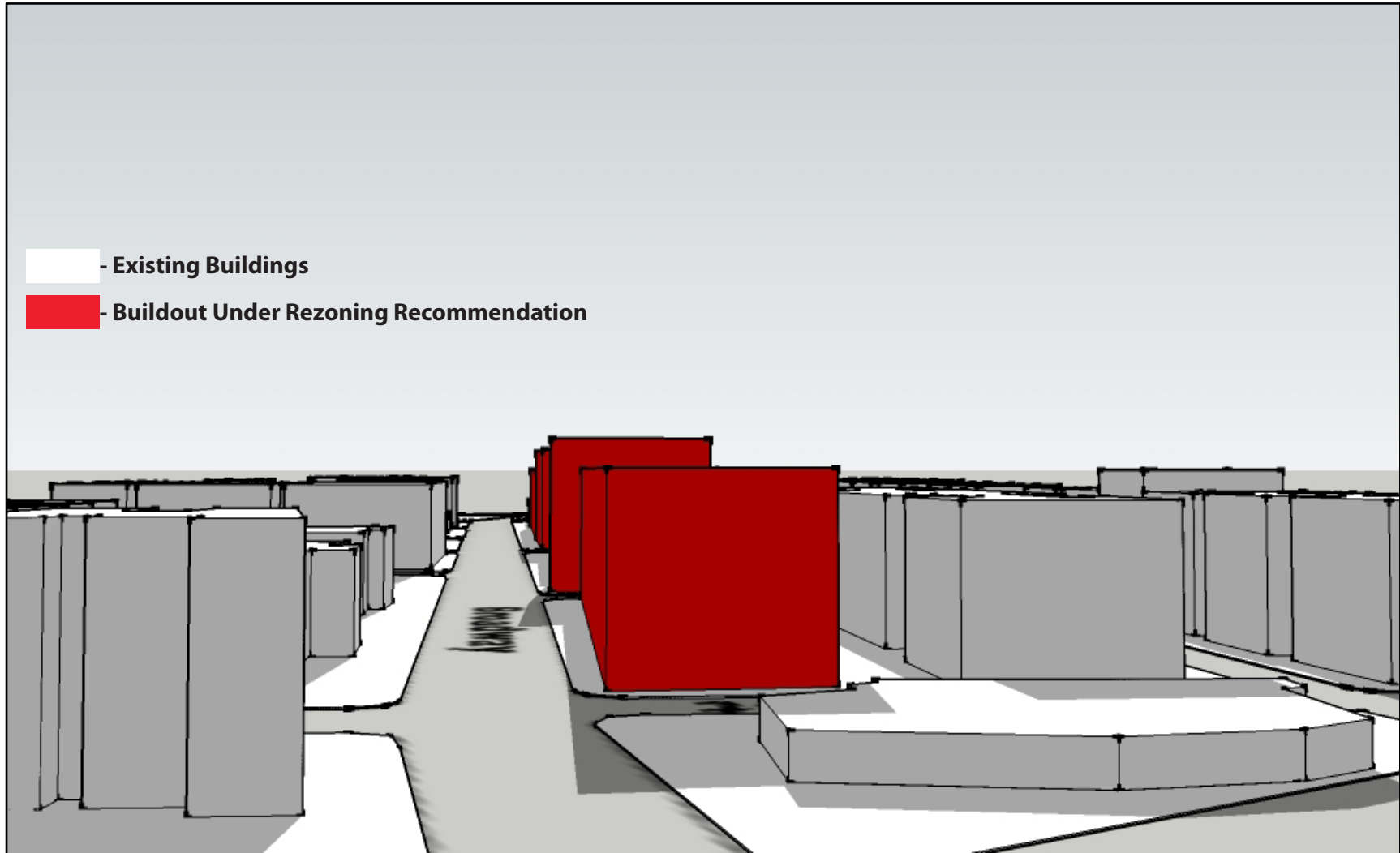
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- C2 Commercial Overlay – Accommodates existing retail and commercial uses already found in the district
- Up-zoning will help absorb residential development pressures and complement surrounding land uses / zoning

District 4 Massing Looking Northwest

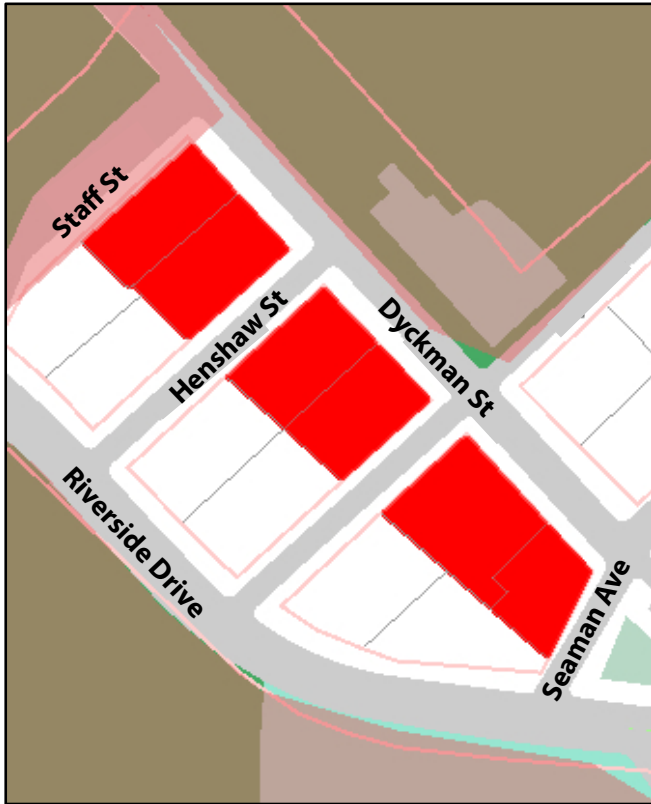


Sources: NYCDP 2009 Pluto Data, NYCDP Building Footprint Data

District 4 Massing Looking South



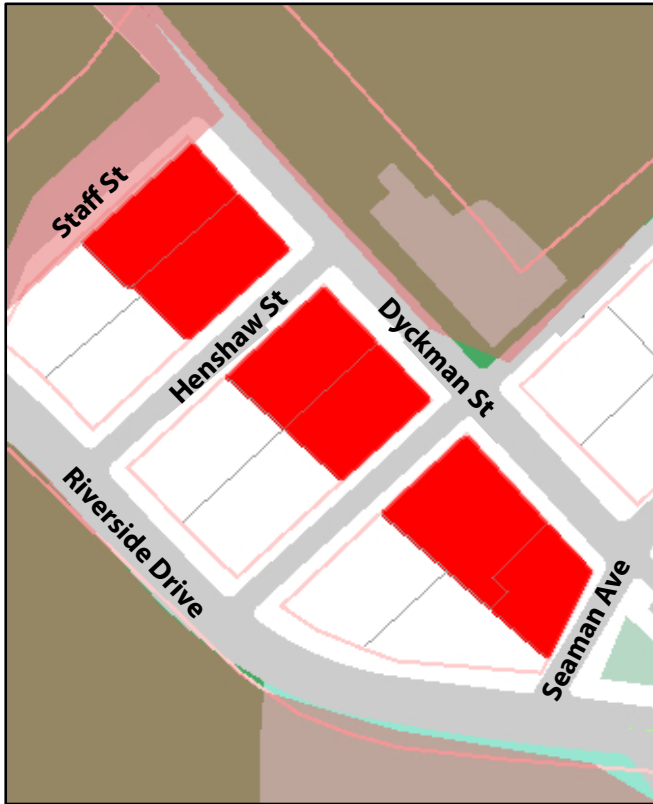
Sources: NYCDP 2009 Pluto Data, NYCDP Building Footprint Data



District 5

Overview:

- Bounded to the west by Staff Street, the east by Broadway, the south by Riverside Drive and to the north by Dyckman Street
- Currently functions as a C8 district, with intensive commercial uses
- Surrounded by multiple parks with important scenic views



District 5

Rezoning Recommendation:

- Maintaining C8 Zoning

District 5 Scenic Views



- While there are no height restrictions in C8 zoning, the FAR (i.e., 2.0), is ideal for maintaining building heights that would preserve existing scenic views. It may be advisable that a height cap of 30 feet (i.e., 3 stories) be implemented for new construction in and around this area.



Summary

- Rezoning recommendations create potential for the construction of almost 2000 residential units.
- Would match zoning to existing commercial and retail uses found in these districts
- Would help alleviate redevelopment pressures on historic housing stocks.